

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Alhambra State: CA

PJ's Total HOME Allocation Received: \$12,305,927 PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 92			
Program Progress:							
% of Funds Committed	82.67 %	90.22 %	72	90.66 %	13	10	
% of Funds Disbursed	77.22 %	80.19 %	49	81.06 %	29	26	
Leveraging Ratio for Rental Activities	0	5.73	83	4.62	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	31.84 %	72.76 %	80	81.27 %	4	3	
% of Completed CHDO Disbursements to All CHDO Reservations***	35.12 %	60.11 %	73	68.23 %	10	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	78.04 %	1	79.86 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	41.03 %	84	44.82 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.04 %	1	94.65 %	100	100	
Overall Ranking:			In State:	84 / 92	Nationally:	9 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,777	\$32,339		\$25,419	22 Units	10.10 %	
Homebuyer Unit	\$41,395	\$19,480		\$14,530	60 Units	27.60 %	
Homeowner-Rehab Unit	\$34,312	\$26,371		\$20,251	135 Units	62.20 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alhambra CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,224	\$201,815	\$33,822
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	4.5	5.0	43.0	0.0
Black/African American:	4.5	0.0	0.7	0.0
Asian:	72.7	45.0	11.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	4.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	25.0	5.2	0.0

ETHNICITY:

Hispanic	13.6	25.0	39.3	0.0
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HOUSEHOLD SIZE:

1 Person:	72.7	8.3	40.7	0.0
2 Persons:	27.3	18.3	31.9	0.0
3 Persons:	0.0	26.7	8.1	0.0
4 Persons:	0.0	30.0	9.6	0.0
5 Persons:	0.0	6.7	5.2	0.0
6 Persons:	0.0	10.0	2.2	0.0
7 Persons:	0.0	0.0	2.2	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	11.7	11.1	0.0
Elderly:	100.0	10.0	58.5	0.0
Related/Single Parent:	0.0	15.0	14.1	0.0
Related/Two Parent:	0.0	53.3	11.9	0.0
Other:	0.0	10.0	4.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	50.0	
No Assistance:	50.0	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

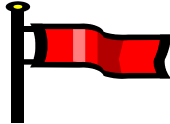
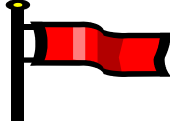
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alhambra State: CA Group Rank: 9
 State Rank: 84 / 92 PJs (Percentile)
 Overall Rank: 5 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	31.84	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	35.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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